

500.00

STATE OF ALABAMA)
SHELBY COUNTY) EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the grantor, in hand paid by **David T. Cull and Mary Frances Cull (Owner of Lot 3A) and Angelina Buchanan (Owner of Lot 4 and 5A)**, the receipt of which is hereby acknowledged, **The Estate of Mary Montalbano, deceased, Probate Case No. PR07-390, Shelby County, Alabama**, do grant, bargain and convey to **David T. Cull and Mary Frances Cull (Owner of Lot 3A) and Angelina Buchanan (Owner of Lot 4 and 5A)**, an easement described as follows:

EASEMENT #2 - For use of Lot 3A, 4, 5A and 7B of Montalbano Estates, MB 5, PG 36 and Montalbano Estates Resubdivision, MB 47, PG 28, and their heir and assigns - An Ingress/Egress, Utility and Drainage Easement, being more particularly described as follows:

BEGIN at the SW Corner of Lot 7B of A Resurvey of Lot 3 and Resubdivision of Lot 7 of Montalbano Estates, as recorded in Map Book 47, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; said point lying on the Northeasterly R.O.W. line of Caldwell Mill Road; thence N37°03'23"W and along said R.O.W. line for a distance of 74.80'; thence N52°56'37"E and leaving said R.O.W. line for a distance of 10.67'; thence S52°44'15"E for a distance of 44.64'; thence N86°48'38"E for a distance of 39.87'; thence N81°19'59"E for a distance of 39.99'; thence N52°21'35"E for a distance of 27.57'; thence N19°58'42"E for a distance of 40.70'; thence N28°06'39"E for a distance of 7.06'; thence N00°21'13"E for a distance of 153.38'; thence S71°41'11"E for a distance of 31.54'; thence S00°21'13"W for a distance of 229.74'; thence S81°19'59"W for a distance of 148.54' to the POINT OF BEGINNING.

TO HAVE AND TO HOLD unto the said grantees, **David T. Cull and Mary Frances Cull (Owner of Lot 3A) and Angelina Buchanan (Owner of Lot 4 and 5A)**, and to their heirs, assigns, executors, administrators, and licensees forever.

In Witness Whereof, I have hereunto set my hand and seal this 4th day of October, 2018.

The Estate of Mary Montalbano, deceased, Probate Case No. PR07-390, Shelby County, Alabama

Angelina Buchanan
Angelina Buchanan, Personal Representative

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Angelina Buchanan, Personal Representative of The Estate of Mary Montalbano, deceased, Probate Case No. PR07-390, Shelby County, Alabama**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of October, 2018.

Glenda Jones
NOTARY PUBLIC

My Commission Expires: Glenda Jones
My Commission Expires 12/18/19

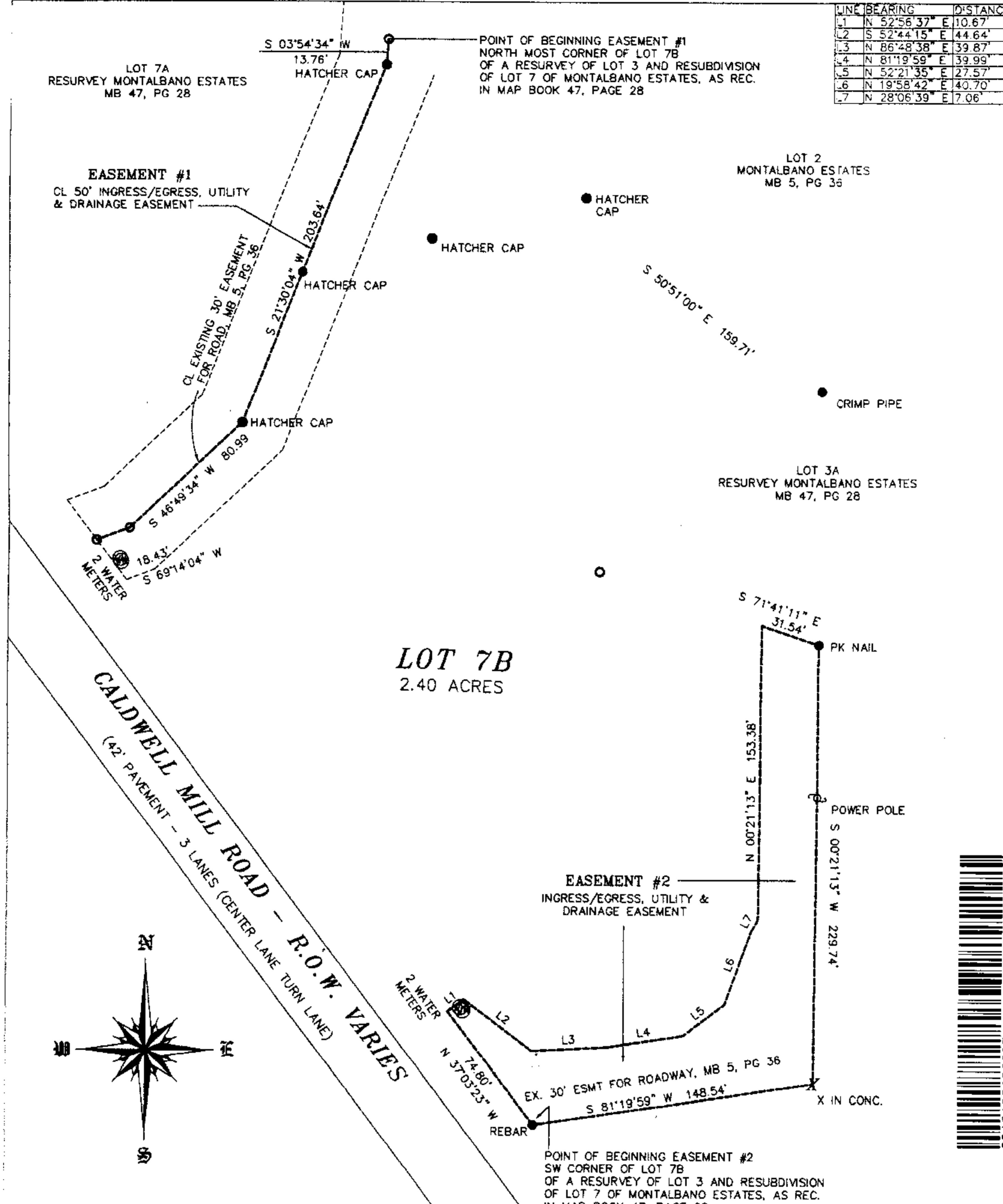
THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830.

AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Shelby County, AL 10/04/2018
State of Alabama
Deed Tax: \$.50

20181004000354930 1/2 \$21.50
Shelby Cnty Judge of Probate: AL
10/04/2018 12:59:50 PM FILED/CERT

LINE	BEARING	DISTANCE
1	N 52°56'37" E	10.67'
2	S 52°44'15" E	44.64'
3	N 86°48'38" E	39.87'
4	N 81°19'59" E	39.99'
5	N 52°21'35" E	27.57'
6	N 19°58'42" E	40.70'
7	N 28°06'39" E	7.06'



Shelby Cnty Judge of Probate, AL
10/04/2018 12:59:50 PM FILED/CERT

LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- R.O.W. RIGHT-OF-WAY
- ⊙ WATER METER
- ⊕ UTILITY POLE
- OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (P) PLAT / RECORDED MAP
- ▨ COVERED DECK/PORCH
- ▩ DECK/PORCH

JOB NO. 18539
 DATE 9/26/18 DATE OF FIELD SURVEY 9/25/18
 ADDRESS 5331 Caldwell Mill Road SCALE 1" = 50' (11x17)
 DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
 COLUMBIANA, ALABAMA 35051
 TEL. 205-669-1205 FAX. 205-669-1298

Easement #1 - For use of Lot 1, 2, 6 and 7A of Montalbano Estates, MB 5, PG 36 and Montalbano Estates Resubdivision, MB 47, PG 28, and their heir and assigns - A 50' Wide Ingress/Egress, Utility and Drainage Easement, lying 25' either side of and parallel to the following described centerline:

BEGIN at the North Most Corner of Lot 7B of A Resurvey of Lot 3 and Resubdivision of Lot 7 of Montalbano Estates, as recorded in Map Book 47, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING OF SAID CENTERLINE; thence S03°54'34"W for a distance of 13.76'; thence S21°30'04"W for a distance of 203.64'; thence S46°49'34"W for a distance of 80.99'; thence S69°14'04"W for a distance of 18.43' to the Northeasterly R.O.W. line of Caldwell Mill Road and the POINT OF ENDING OF SAID CENTERLINE. Easement to extend or trim to meet existing lot lines.

EASEMENT #2 - For use of Lot 3A, 4, 5A and 7B of Montalbano Estates, MB 5, PG 36 and Montalbano Estates Resubdivision, MB 47, PG 28, and their heir and assigns - An Ingress/Egress, Utility and Drainage Easement, being more particularly described as follows:

BEGIN at the SW Corner of Lot 7B of A Resurvey of Lot 3 and Resubdivision of Lot 7 of Montalbano Estates, as recorded in Map Book 47, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; said point lying on the Northeasterly R.O.W. line of Caldwell Mill Road; thence N37°03'23"W and along said R.O.W. line for a distance of 74.80'; thence N52°56'37"E and leaving said R.O.W. line for a distance of 10.67'; thence S52°44'15"E for a distance of 44.64'; thence N86°48'38"E for a distance of 39.87'; thence N81°19'59"E for a distance of 39.99'; thence N52°21'35"E for a distance of 27.57'; thence N19°58'42"E for a distance of 40.70'; thence N28°06'39"E for a distance of 7.06'; thence N00°21'13"E for a distance of 153.38'; thence S71°41'11"E for a distance of 31.54'; thence S00°21'13"W for a distance of 229.74'; thence S81°19'59"W for a distance of 148.54' to the POINT OF BEGINNING.